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MENDOCINO COUNTY GENERAL PLAN

HOUSING ELEMENT

POLICY PLAN

**ADOPTED BY
MENDOCINO COUNTY BOARD OF SUPERVISORS
SEPTEMBER 24, 1981**

**REVISED
APRIL 26, 1993**

**Mendocino County Department of Planning and Building Services
Office: 589 Low Gap Road
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MENDOCINO COUNTY GENERAL PLAN

HOUSING ELEMENT

FORNEY PLAN

APPROVED BY
MENDOCINO COUNTY BOARD OF SUPERVISORS
SEPTEMBER 20, 1981

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POLICY PLAN

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1. INTRODUCTION

1.1 Purpose, Authority and Organization

The Housing Element of the General Plan is a detailed statement of housing goals, policies and programs for the unincorporated area of Mendocino County. The Housing Element responds to the content requirements of California law (Government Code, Title 7, Division 1, Chapter 3, Article 10.6). Although the element evaluates all segments of the community, the emphasis is on the provision and conservation of affordable housing and housing for populations with special housing needs.

The Housing Element consists of two documents. This document is the Policy Plan which focuses on County housing goals and policies. These directives are organized into a housing program consisting of a five-year schedule of actions the County is undertaking or intends to undertake to implement housing goals and policies and achieve housing objectives.

The second document is the Technical Appendix which evaluates the effectiveness of the prior Housing Element in attaining the County's housing goals and objectives, and assesses housing needs and evaluates resources and constraints relevant to the maintenance, development, and improvement of housing.

2. THE HOUSING ENVIRONMENT

The unincorporated County's housing needs are based on a detailed evaluation of the County's population, households, employment, housing stock, housing costs, land availability, public services, infrastructure and residential zoning. This section presents a summary of facts which are detailed in the Technical Appendix. Unless otherwise stated, statistics are 1990 Census data.

2.1 Households

- 1700 new households will be created between 1992-1997 (Housing Needs Plan). The greatest growth will occur in the 45-55 age group which has the highest incomes and homeownership rate.
- Nearly 90% of households have 4 or fewer persons; 37% are 2-person, 22% are 1-person.
- 69% of households are owners, 31% are renters.
- 10% of households are single-parent.
- 22% of households are over age 64.

2.2 Employment

- 3025 new jobs are projected between 1991-1996 (State Employment Development Department).
- Two-thirds of all new jobs will be in service and retail sectors, which have lower wages. In addition, these sectors tend to employ a substantial amount of part time help.

2.3 Housing Stock

- 92% of the housing units are single-family, 6% are multi-family.
- 12% of new single-family units over the past 5 years are second dwelling units.
- 30% of housing units are over 30 years old.
- A higher percent of new units in the inland areas are multi-family and mobilehomes than in the coastal zone.
- Market vacancy rate (3%) is below the 4% rate recommended by the State Department of Housing and Community Development. 51% of vacant units are held for seasonal, recreational or other use. Only 2% of mobilehome park spaces are vacant (County survey, 1990).

2.4 Housing Affordability

- Between 1980 and 1990, median home values increased 90%, median rents increased 122%, median household incomes increased 83%.
- Households are grouped by income based on relationship to median income, which was \$31,500 in 1992. Income groups are defined as very low- $\leq 50\%$ median, lower- 50 to 80% median, moderate- 80 to 120% median, and above moderate- $> 120\%$ median. Various state and federal program guidelines indicate that not more than 25% to 30% of gross household income should be spent on housing.

3. HOUSING NEEDS AND CONSTRAINTS

Housing needs and constraints to housing development identified in the Technical Appendix provide a focus for the formulation of the housing program. Only the most salient points of the extensive research presented in the Technical Appendix follow.

3.1 Existing Needs

- Overcrowding- 1543 households live in overcrowded conditions; 14% of rental and 5% of owner-occupied units are overcrowded.
- Overpayment- For very low and low income households, 83% of renter and 52% of owner households pay more than 25-30% of their gross income for housing. Housing sales prices indicate the problem is especially severe in the coastal zone.
- Rehabilitation and replacement- 4758 housing units (26% of all housing units); 476 units need replacement and 4282 units need rehabilitation.

3.2 Special Needs

- Elderly- 8523 persons are 62 and older (15% of population). Need- Affordable housing for persons on fixed incomes including stable mobilehome park rents, and support services.
- Disabled- 2148 persons over age 16 (6% of population) have mobility/self-care limitations. Need- Accessible affordable housing, near services and transportation.
- Female householders- 4604 (23% of households). 675 are below the poverty level. Need- Affordable housing and day care.
- Large families- 2126 households with 5 or more persons. Need- 4 and 5 bedroom units for rent and ownership.
- Farmworkers- 888 migrant workers during peak season (State EDD). Need- Shelter for 250-300 single men (Community Development Commission estimate).
- Homeless- 330-350 estimated countywide. Need- Affordable housing, emergency shelter and transitional housing on coast, support services, vouchers and services on south coast and north county.

3.3 Projected Needs, January 1, 1992 to July 1, 1997

- New Construction- 2953 housing units by income group, Table 3.3-1.
- Land and Density- 124 additional acres zoned for multi-family units as permitted use (subject to development criteria); Table 3.3-2.

3.4 Governmental Constraints

- Adequate land zoned for multi-family units and mobilehome parks in appropriately sized parcels with services, especially in Ukiah valley and coastal areas.
- New or modified regulations to facilitate emergency shelters, transitional housing, farmworker housing, second units (coastal zone), multi-family units and mobilehome parks.
- Modification to regulations to conform to State law (density bonus, mobilehome parks) are needed.
- Lack of incentives for housing projects contributing substantially to housing goals (i.e., modified standards, densities, fees, etc); use of inclusionary measures.
- Lack of incentives to locate housing near transportation, employment and services; insufficient infill and mixed use development.

3.5 Nongovernmental Constraints

- Environmental resource protection- Evaluate increasing densities in towns, expand urban limits, special considerations for affordable and special need housing.
- Construction costs- Substantial variation in construction and land costs; land and site development costs constitute over 50% of total unit price in some areas. Encourage small, no frills units, manufactured housing, increased densities (multi-family units), and innovative living situations to decrease costs.

TABLE 3.3-1
NEW CONSTRUCTION NEEDS BY INCOME GROUP
JANUARY 1, 1992 - JULY 1, 1997
MENDOCINO COUNTY UNINCORPORATED AREA

INCOME GROUP	TOTAL HOUSING UNITS		ANNUAL UNITS
	Total Need ^{1/}	Percent	
Very Low	883	29.9	161
Lower	515	17.4	94
Moderate	633	21.4	115
Above Moderate	922	31.2	167
TOTAL	2,953	100.0	537
% of Total			
1. Mendocino County Housing Needs Plan, 1991, adjusted to reflect affordability of units constructed 1990-91 (affordable units are second units). 992 above moderate units equals total need less moderate lower and very-low income units.			

TABLE 3.3-2
AFFORDABLE HOUSING TYPE, DENSITY AND LAND NEEDS
JANUARY 1, 1992 - JULY 1, 1997
MENDOCINO COUNTY UNINCORPORATED AREA

INCOME GROUP	MAXIMUM MONTHLY RENT/ PAYMENT	AFFORDABLE UNIT COST/PRICE ^{1/}	UNITS/AC DENSITY ^{2/}	TYPICAL UNIT TYPE ^{3/}	UNITS-TOTAL NEED ^{4/}	UNITS - ANNUAL NEED	LAND - TOTAL NEED ^{2/}
VERY - LOW	<u>394</u> 394	<u>40000</u> 40000	15-24+ High-Very High	Apts Manuf. Units	883	161	59 Ac
LOWER	<u>473</u> 551	<u>50000</u> 55000	8-18 Med-High	MH Park Apts Manuf. Units	515	94	65 Ac
MODERATE	<u>866</u> 1011	<u>100000</u> 120000	1-8 Low-Med	SF 2-4 Plex 2nd Unit MH Park	633	115	633 Bldg Sites
ABOVE MODERATE	<u>945</u> 1103	> Moderate	1-4 Low-Very Low	SF-Duplex Condo's	922	167	922 Bldg Sites

Source: Mendocino County Planning and Building Services, 1992.

1. Based on median rents and payment (3-4 person household)(includes mortgage, taxes and insurance), State Affordability Guidelines 1992.
2. Based on minimum number units per acre plus 20% for very low, lower and moderate income units. For moderate and above-moderate, designates per lot (building site). A building site is synonymous with one housing unit and the land it occupies. 124 acres need to be rezoned for very low and lower income units. See Appendix 6 in Housing Element Technical Appendix.
3. Groups with less income would tend to require smaller, no frills units, manufactured units and may use subsidies.
4. From Table 9.1-2 in Housing Element Technical Appendix.

4. THE HOUSING PROGRAM

The housing program is a detailed statement of County goals, objectives, policies and measures to develop, maintain and improve the housing environment over a five year period. Quantified housing objectives are presented in Table 4.0-1. To assist the reader, Policy 1.4 consolidates most measures that are applied during the land use permit process.

Although the County cannot predict with certainty the final action on many implementation measures, such as modifications to ordinances or regulations, the Housing Program represents a commitment to pursue certain courses of action. Implementation measures stating, "propose to amend or adopt..." express the commitment to initiate the stated proposals for action by the appropriate decisionmakers. "Research or evaluate the feasibility of..." means that the County will evaluate options for recommendation to the decisionmakers for their direction. The wording "support projects..." as used under Policy 1.4 means that the County will strive to approve projects with the characteristics stated, when consistent with all other regulations. For other implementation measures, the County will provide "support" through resolutions of concurrence, or commitment of other County resources to the extent feasible.

**TABLE 4.0-1
QUANTIFIED OBJECTIVES
JANUARY 1, 1992 - JULY 1, 1997
MENDOCINO COUNTY UNINCORPORATED AREA**

	NEW CONSTRUCTION	REHAB	CONSERVATION
Very Low Income	75	27	350
Other Low Income	125	18	
Moderate Income	101		
Above Moderate Income	125		
Second Units account for 15 very low, 18 lower, 101 moderate and 125 above moderate based on past 5 year performance.			

GOAL 1: INCREASE THE SUPPLY OF HOUSING, PARTICULARLY THAT AVAILABLE TO LOWER AND VERY LOW INCOME AND SPECIAL NEED POPULATIONS.

Policy 1.1: Build partnerships and avenues of communication which facilitate and promote the attainment of the Housing Element goals.

Implementation Measure 1.1.1: (1) Facilitate communication among the development, financial, governmental, nonprofit and other interested sectors, for the purpose of furthering Housing Element goals. (2) Convene at least two meetings with the appropriate parties, to review progress made toward the

attainment of housing goals. (3) Convene meetings with the financial community to identify impediments and solutions to financing Limited Density Rural Dwellings "Class K" construction. (4) Convene meetings with the development community regarding the density bonus threshold necessary for a marketable project.

Responsible Agency: Planning and Building Services, Community Development Commission of Mendocino County.

Time Frame: #(1) Ongoing; #(2) 1995, 1997; #(3) 1994; #(4) 1994.

Implementation Measure 1.1.2: Coordinate housing activities performed by a variety of agencies: (1) Recognize an official "lead agency" to inventory and coordinate emergency and transitional housing opportunities. (2) Establish a liaison with social service agencies to inform them of permits and procedures for common special needs, such as family care units, in order to reach people that are "outside normal communication channels." (3) The lead agency shall help coordinate the publicizing of new programs and facilities for special need populations.

Responsible Agency: #(1), #(3) Community Development Commission of Mendocino County, #(2) Planning and Building Services.

Time Frame: #(1) 1994; #(2) 1994; #(3) Ongoing.

Implementation Measure 1.1.3: Evaluate the feasibility and effectiveness of activating the redevelopment agency to underwrite infrastructure and implement Housing Element goals and objectives.

Responsible Agency: Planning and Building Services, County Administrative Officer, Community Development Commission of Mendocino County.

Time Frame: 1993-1995.

Implementation Measure 1.1.4: Maintain services and information resources provided by Planning and Building Services, including housing related information, census data, permit and license records, energy conservation information and environmental reports.

Responsible Agency: Planning and Building Services.

Time Frame: Ongoing.

Implementation Measure 1.1.5: Use the Building Division construction information newsletter to inform the development community about relevant housing issues, such as permit streamlining and incentives for the production

of affordable housing.

Responsible Agency: Planning and Building Services-Building Division.

Time Frame: Ongoing.

Implementation Measure 1.1.6: Prepare a fact sheet on project and processing incentives that facilitate the attainment of housing goals.

Responsible Agency: Planning and Building Services, Community Development Commission of Mendocino County.

Time Frame: 1994, 1996.

Implementation Measure 1.1.7: Take steps to establish a forum for educating potential landlords in order to increase the supply and success of rental housing. Potential providers may include the Regional Occupational Program or Board of Realtors, among others.

Responsible Agency: Community Development Commission of Mendocino County.

Time Frame: 1994.

Policy 1.2: The County shall accept responsibility for meeting its regional housing need to the extent feasible. The County opposes actions by other jurisdictions which may impact the ability of those jurisdictions to meet regional needs identified in their adopted Housing Needs Plan.

Implementation Measure 1.2.1: The County, as a member of the Mendocino Council of Governments, will participate in the review and update of the Mendocino County Housing Needs Plan.

Responsible Agency: Community Development Commission of Mendocino County, Planning and Building Services, Mendocino Council of Governments.

Time Frame: 1996-1997.

Implementation Measure 1.2.2: Support the education and involvement of County personnel in discussions about regional housing issues and their implications for Mendocino County. Analyze and comment on any growth control measures proposed by other jurisdictions, to encourage that such measures effectively mitigate the exclusionary housing climate that may result.

Responsible Agency: Planning and Building Services, Community Development Commission of Mendocino County.

Time Frame: Ongoing.

Implementation Measure 1.2.3: Research the feasibility of a General Plan administration fee to undertake the Housing Element implementation programs for which funding is not otherwise available.

Responsible Agency: Planning and Building Services.

Time Frame: 1993-1994.

Policy 1.3: The County shall encourage the development of affordable housing for the elderly, disabled, handicapped and other lower-income households by local non-profit agencies which utilize federal and state program funds not available to the County.

Implementation Program 1.3.1: Apply for State Community Development Block Grant (CDBG) Planning/Technical Assistance funds to obtain financing to develop and/or leverage Farmers Home Administration funds to build permanent farmworker housing.

Responsible Agency: Community Development Commission of Mendocino County.

Objective: 25 units.

Time Frame: 1994.

Implementation Measure 1.3.2: Maximize construction of public housing units which require local voter approval under Article 34 of the California Constitution. (Should the adoption of Senate Constitutional Amendment 17 or similar legislation fail, the County extends its prior commitment to sponsor an Article 34 initiative and election upon request of a housing provider).

Responsible Agency: Community Development Commission of Mendocino County, Board of Supervisors.

Time Frame: Ongoing.

Implementation Program 1.3.3: Apply to U. S. Department of Housing and Urban Development (HUD) for Low-Income Public Housing - Federal Aid to local public housing agencies to provide affordable shelter for very low-income families at rents they can afford.

Responsible Agency: Community Development Commission of Mendocino County.

Objective: 60 units.

Time Frame: 1994 - 30 units, 1996 - 30 units.

Implementation Program 1.3.4: Apply for a Mortgage Credit Certificate program which would principally benefit lower and moderate income first time homebuyers by reducing taxes of qualified buyers purchasing qualified homes (subject to Congressional reauthorization).

Responsible Agency: Community Development Commission of Mendocino County.

Objective: 100 units.

Time Frame: 1993, 1994.

Implementation Program 1.3.5: Evaluate the feasibility of using a portion of general assistance voucher funds to leverage or match McKinney Funds and/or CDBG funds for family emergency shelter acquisition in the Fort Bragg vicinity and other emergency/ transitional facility acquisitions.

Responsible Agencies: Department of Social Services, Community Development Commission of Mendocino County, Community based organizations.

Objective: (a) 6 unit family emergency shelter (coast); (b) 6 unit family transitional shelter (coast); (c) 18 unit transitional shelter (inland).

Time Frame: 1993 - 1994.

Policy 1.4: Implement the Housing Element goals and objectives through the land use entitlement process by increasing housing opportunities for moderate, lower and very low income and special need populations, facilitating the conservation of the housing stock, and providing a suitable living environment for all residents.

Policy 1.4a: Support projects which, through a mix of housing types at densities shown in Table 3.3-2, produce housing for moderate, lower and very low income and/or special need populations. Such projects are generally located in areas with supporting services and infrastructure adjacent to cities or towns, or in locations which otherwise facilitate infill and compact development patterns.

Policy 1.4b: Locate housing opportunities for lower and very low income and special need populations near employment opportunities, support services, and public transportation where compatible with circulation and noise policies.

Policy 1.4c: Support projects or measures which conserve or improve affordable or special need housing when consistent with the policies in the General Plan and all other regulations.

Policy 1.4d: Support projects which propose mixed-use zoning, which allows both commercial and higher density residential uses, in appropriate locations consistent with the General Plan and all other regulations.

Policy 1.4e: "Qualifying" housing projects which substantially advance Housing Element goals or quantified objectives for the production or conservation of housing may be determined to have a higher priority than resource protection, when all of the following findings supported by substantial evidence in the record can be made by the decision-making body:

1. The qualifying project substantially advances Housing Element goals or quantified objectives for very low, lower, moderate or special need populations. "Substantially advances" means that the project will supply units affordable to identified income groups or qualifying special need households, for a minimum of 20 years, as follows:
 - (A) A minimum of 50 percent of the units for very low income households, and the remaining units for lower income, moderate income, or special need households, or
 - (B) A minimum of 75 percent of the units for lower income households, and the remaining units for very low income, moderate income, or special need households, or
 - (C) 100 percent of the units for special need households.
2. The project is located in areas with supporting services and infrastructure adjacent to cities or towns, or in locations which otherwise facilitate infill and compact development patterns.
3. The project will not result in environmental impacts of statewide, regional, or areawide significance, as defined in Section 15206 of the California Code of Regulations (CEQA Guidelines). Conversion of agricultural land may only occur in accordance with Agriculture Policy 1(h). All residential structures on the project site shall be set back at least 200 feet from the adjacent agriculture or timber lands.
4. Project design or conditions will prevent significant or growth inducing impacts to the project vicinity.

Policy 1.4f: Land use project conditions, publicly imposed deed restrictions, and CC&R's (covenants, codes and restrictions) imposed through the land use permit process which decrease housing affordability or accessibility by moderate, lower or very low income groups or special need populations should not be imposed or allowed, except where required for General Plan consistency or impact mitigation. Such projects include but are not limited to second units, mobilehome parks, and multiple family units where density exceeds 7 units per acre.

Policy 1.4g: Mobilehome parks should not be converted to other uses, except to resident-owned parks, unless tenant relocation and housing affordability is ensured. Enforce regulations regarding mitigation of impacts caused by the conversion, closure or cessation of mobilehome park use (Government Code Sections 65863.7 et seq.).

Policy 1.4h: Incorporate into the general plan, rezoning, subdivision and use permit processes measures to facilitate energy conservation (e.g., solar orientation, facilities for pedestrian walk-ways, bikeways and transit stops) for the purpose of reducing housing related costs and accessibility to necessary services.

Policy 1.4i: Implement Goal 6 and implementing policies and measures through the land use entitlement process.

Policy 1.4j: (1) Whenever feasible, the County shall, as allowed under the State Density Bonus Law, provide one additional density bonus incentive and thereby require that density bonus units remain affordable for 30 years rather than 10 years. (2) The affordability of every unit that receives a subsidy shall be maintained by incorporating controls to restrict rents or resale profits, building upgrades or additions, or other actions negatively affecting affordability, in concert with the Community Development Commission of Mendocino County.

Policy 1.4k: Implement the development impact fee or inclusionary ordinance (if adopted pursuant to Implementation Program 1.6.3 requiring impact fees or the provision of affordable units, in-lieu fees, land or other measures of equal value).

Policy 1.5: Maximize the efficient use of lands with public water and sewer services and adequate circulation infrastructure for affordable housing and housing for special need populations.

Implementation Measure 1.5.1: Designate for high density uses, lands with public water and sewer services and adequate circulation infrastructure, in locations logical for annexation to and/or urban service delivery by a city, or which otherwise facilitate infill or compact development patterns. Participate in transportation planning to provide a comprehensive plan and improvements supporting higher density development.

Responsible Agency: Planning and Building Services, Environmental Health, Cities, LAFCo, Special Districts, Mendocino Council of Governments.

Time Frame: Ongoing.

Implementation Measure 1.5.2: Evaluate a housing enterprise programs combining zoning district (get HEP!), which would promote expanded housing

opportunities, such as through increased density, reduced permit requirements, etc. Candidate locations may include lands with the characteristics described under Implementation Measure 1.5.1.

Responsible Agency: Planning and Building Services, Community Development Commission of Mendocino County.

Time Frame: 1995-1997.

Implementation Measure 1.5.3: Discuss with water and sewer districts the concept of reserving water and sewer capacity for and granting service priority to very low, lower and moderate income housing developments which contribute to the regional housing need (Government Code Section 65589.7).

Responsible Agency: Planning and Building Services.

Time Frame: 1993 (Inform service districts of Section 65589.7 with distribution of Housing Element).

Implementation Measure 1.5.4: Evaluate the feasibility of allowing (1) small onsite community water or sewage systems for qualifying projects, provided that the public health is not jeopardized and the mechanisms for system management are in place, (2) continue the sewage disposal advisory committee's work on review of alternative sewage disposal systems for new construction, for acceptance by the Environmental Health Department and Regional Water Quality Control Boards, and (3) modified standards for small efficiency units (i.e., limited size second units, small apartments or single room occupancies) in lieu of single family dwelling units.

Responsible Agency: Environmental Health, Planning and Building Services.

Time Frame: 1994-1996.

Implementation Measure 1.5.5: Propose to amend the General Plan to allow increased densities in "areas" with water and sewer service, rather than limiting increased densities (6,000 or 12,000 square feet in applicable districts) to lands in service "districts".

Responsible Agency: Planning and Building Services.

Time Frame: 1993-1994.

Implementation Measure 1.5.6: Support funding requests by other agencies for water and sewer facility planning and engineering studies, improvements, and expansions which facilitate the provision of affordable or special need housing, consistent with General Plan Housing Element goals.

Responsible Agency: Planning and Building Services, Community Development Commission of Mendocino County.

Time Frame: Ongoing.

Policy 1.6: Increase the supply of housing, with an emphasis on lower and very low income and special need populations, through proactive changes to County land use regulations.

Implementation Measure 1.6.1: Propose to amend the General Plan and zoning codes to assure underdevelopment does not occur in multiple-family zoning districts, by requiring higher densities and severely restricting or prohibiting development of single-family units. Propose to amend the R-3 zone to require development of multiple-family units (3 or more units), unless physical conditions on existing lots zoned R-3 preclude development at these densities. Other concepts include developing a series of land use classifications and zoning districts which require multi-family units at density ranges such as 8 to 15 units per acre, 12 to 24, or more than 20 units per acre. Multi-family development for lower and very low income households should be allowed as a permitted use, (potentially subject to development standards) and density should be required at the midpoint of the density range or higher, unless special conditions exist, such as environmental constraints or other measures are employed to increase affordability.

Responsible Agency: Planning and Building Services.

Time Frame: 1993-1994.

Implementation Program 1.6.2: Apply the series of multi-family zoning districts proposed in Implementation Program 1.6.1 to sufficient acreage, with supporting services in appropriate locations, to meet the Housing Element goals for very low and lower income units (Government Code Section 65583 requiring adequate acreage zoned for multi-family units as a permitted use at the densities required to meet the housing need for very low and lower income groups.

Responsible Agency: Planning and Building Services.

Objective: A minimum of 124 additional acres zoned at medium to very high densities, facilitating development affordable to lower and very low income groups (Table 3.3-2).

Time Frame: 1994-1996.

Implementation Measure 1.6.3: The Community Development Commission, in consultation with Planning and Building Services, will apply for Community Block Grant planning/technical assistance funds to develop a development impact fee or inclusionary ordinance requiring the provision of affordable

units.

Responsible Agency: Community Development Commission of Mendocino County, Planning and Building Services.

Time Frame: 1994-1995.

Implementation Measure 1.6.4: Evaluate the feasibility of mobilehome park and/or manufactured home subdivision zoning district which severely restricts other uses.

Responsible Agency: Planning and Building Services.

Time Frame: 1994-1995.

Implementation Measure 1.6.5: Enact the implementation programs under Policy 3.4 regarding the reduction of governmental constraints to housing production.

Implementation Measure 1.6.6: Enact amendments to the General Plan and Coastal Element to achieve consistency with Policy 1.4e.

Responsible Agency: Planning and Building Services.

Time Frame: 1994-1995.

Policy 1.7: Implement systems and procedures to monitor the County's progress toward meeting the Housing Element goals and objectives, including the production and conservation of housing units.

Implementation Measure 1.7.1: Develop procedures to monitor projects that produce affordable housing and housing for special need populations, such as certain second units, mobilehome park spaces, farm employee housing, farm labor housing, and so on. Implement the annual reporting requirements for meeting regional housing needs (SB 2274) in conjunction with the Annual Report on the status of the General Plan.

Responsible Agency: Planning and Building Services.

Time Frame: 1993 (Monitoring criteria); Annual Report.

Implementation Measure 1.7.2: As Planning and Building Services Department (Cartographic Division) develops its Geographic Information System (GIS), integrate information on service delivery systems, environmental constraints and zoning in order to facilitate the identification and appropriate classification of residential sites.

Responsible Agency: Planning and Building Services.

Time Frame: Long term, as funding permits system development.

Implementation Measure 1.7.3: Evaluate the feasibility of modifying the Planning and Building Services Department computerized building permit tracking system (or implement new system) to include planning functions, for the purposes of expediting planning permits, monitoring qualifying housing projects, collecting and analyzing data, and coordinating planning and building permitting.

Responsible Agency: Planning and Building Services, Data Processing.

Time Frame: Long-term, as funding permits.

Implementation Measure 1.7.4: In concert with the Cities and Mendocino Council of Governments, draft an agreement in principle for the equitable interjurisdictional transfer of responsibility for meeting adopted regional housing needs, in conjunction with annexation of lands suitable for residential development (SB2274).

Responsible Agency: Planning and Building Services, County Administrative Office, Mendocino Council of Governments, Cities, Community Development Commission of Mendocino County.

Time Frame: 1993-1994.

Implementation Measure 1.7.5: Implement a program to monitor the status of public housing units authorized under Article 34 of the California Constitution.

Responsible Agency: Community Development Commission of Mendocino County, Planning and Building Services.

Time Frame: 1993.

Policy 1.8: Maximize the use of surplus public agency lands and structures to provide housing opportunities.

Implementation Measure 1.8.1: (1) Evaluate implementing Government Code Section 54230 which allows the Board of Supervisors to establish a central inventory of surplus property owned by any state or local agency (including the county, cities, special districts and school districts). (2) Inform local agencies of their obligation to provide to the County a written offer to sell or lease surplus land for affordable housing purposes (Section 54220, et seq.).

Responsible Agency: #(1) General Services Department, #(2) Community Development Commission of Mendocino County.

Time Frame: 1994-1995.

Implementation Measure 1.8.2: (1) Continue to refer notice to the Community Development Commission of the disposal of County land or buildings, to determine suitability for housing opportunities. (2) Fully use Revenue and Taxation Code regulations authorizing use of State tax-defaulted property for public purposes such as land banking or specific housing projects (Section 3695.5 and 3791.4).

Responsible Agency: #(1) General Services Department, #(2) Tax Collector, Community Development Commission of Mendocino County.

Time Frame: Ongoing.

GOAL 2: PRESERVE AND IMPROVE THE CONDITION AND AFFORDABILITY OF THE HOUSING STOCK.

Policy 2.1: Preserve the housing supply through the rehabilitation and preservation of buildings.

Implementation Measure 2.1.1: Implement the State Historic Building Code (Chapter 8, Title 24, California Code of Regulations) which reduces rehabilitation costs by eliminating the need to conform qualified historic structures to current building codes when substantial rehabilitation is undertaken.

Responsible Agency: Planning and Building Services- Building Division.

Time Frame: Ongoing.

Implementation Measure 2.1.2: Use Revenue and Taxation Code Section 17299 as an inducement to private sector rehabilitation of rental housing. This section denies State tax deductions to owners of substandard rental property.

Responsible Agency: Planning and Building Services- Code Enforcement.

Time Frame: Ongoing.

Implementation Program 2.1.3: The County will apply for State CDBG funds to rehabilitate substandard housing occupied by lower income households including female heads of households, and the elderly, disabled and handicapped.

Responsible Agency: Community Development Commission of Mendocino County.

Objective: 45 units (27 very low income units, 18 lower income units).

Time Frame: 1993 - 15 units, 1994 - 15 units, 1996 - 15 units.

Policy 2.2: Reduce the negative impact on the housing stock and associated occupants from housing unit conversions and demolitions.

Implementation Measure 2.2.1: Research the feasibility of in-lieu fees (or structure replacement) in the coastal zone in order to replace converted or demolished residential units. Research the feasibility of reducing exemptions to the replacement requirements of Government Code Section 65590; for example, older units that once supplied affordable housing may be owned by persons who are not low or moderate income at the time of conversion or demolition and hence such units are exempt.

Responsible Agency: Planning and Building Services, Community Development Commission of Mendocino County.

Time Frame: 1995-1997.

Implementation Measure 2.2.2: To address the impact of mobilehome park conversions, execute Policy 1.4g and implementation measure 1.6.4.

Policy 2.3: Reduce the potential negative impact of building code enforcement on the housing supply and associated occupants.

Implementation Measure 2.3.1: Prior to requiring demolition rather than repair of substandard dwellings, fully consider the needs for housing as expressed in the Housing Element (Health and Safety Code Section 17980(b)(3)).

Responsible Agency: Planning and Building Services- Code Enforcement.

Time Frame: Ongoing.

Implementation Measure 2.3.2: Propose to amend Mendocino County Code, Section 18.23.050 to allow deferral of the effective date of violation abatement in cases where the repair or abatement of substandard Class K housing causes extreme hardship to renters (rather than owner-occupants only).

Responsible Agency: Planning and Building Services- Code Enforcement.

Time Frame: 1993-1994.

Implementation Measure 2.3.3: Propose to adopt local

modifications/amendments to the State building regulations to provide owners who acquired code deficient dwelling units before January 1, 1987 (the effective date of real estate disclosure laws) a waiver of double or investigative fees for correcting code violations.

Responsible Agency: Planning and Building Services- Code Enforcement.

Time Frame: 1993-1994.

Implementation Measure 2.3.4: Continue to reduce the impacts of code enforcement by (1) coordinating building code inspection and enforcement with information on rehabilitation and technical assistance, (2) directing displaced persons to available social services, and (3) providing the lead social service agency with early notification of the case circumstances.

Responsible Agency: Planning and Building Services- Code Enforcement.

Time Frame: Ongoing.

Policy 2.4: The County shall conserve affordable rental housing by utilizing rental subsidy programs.

Implementation Program 2.4.1: HUD Section 8 Rental Assistance/Housing Vouchers. A rent subsidy for very low-income households to help them afford decent housing in the private market. The eligible tenant provides up to 30 percent of his/her monthly income for a rental unit and HUD makes up the difference. The subsidy goes with the tenant, but is paid directly to the landlord.

Responsible Agency: Community Development Commission of Mendocino County.

Objective: 350 units (100 new units; 250 conserved units).

Time Frame: 1993-1997 (20/year new units, 50/year turnover).

GOAL 3: MINIMIZE GOVERNMENTAL CONSTRAINTS TO THE PROVISION OF HOUSING.

Policy 3.1: Reduce planning permit processing constraints which directly or indirectly increase processing costs, time and uncertainty.

Implementation Measure 3.1.1: Facilitate timely permit processing and prompt decision-making while complying with Federal, State and local regulations.

Responsible Agency: Planning and Building Services, Board of Supervisors.

Time Frame: Ongoing.

Implementation Measure 3.1.2: Continue to expedite permit processing by (1) encouraging preapplication conferences between planning staff and developers to resolve issues and reduce processing time and uncertainty, (2) granting qualifying General Plan amendments pursuant to Government Code Section 65358, which exempts certain affordable housing projects from the limitation on the number of amendments permitted per year, or process with the next watershed group or alone as a "floater", (3) granting current planning priority to qualifying housing projects, and (4) concurrently processing applications for projects that require multiple approvals.

Responsible Agency: Planning and Building Services.

Time Frame: Ongoing.

Implementation Measure 3.1.3: Transfer permit authority in the coastal zone from the State to the County.

Responsible Agency: Planning and Building Services.

Time Frame: 1992-1993.

Policy 3.2: Reduce building permit process constraints to housing production and conservation, provided that basic health and safety are not impacted.

Implementation Measure 3.2.1: Continue to expedite permitting by (1) exercising reasoned and sound judgment when reviewing alternative materials and construction methods under the Uniform Building Code, provided the alternative proposals are developed by a design professional when required, subject to building official approval, and their use will not substantially hasten structure deterioration, (2) providing "rapid check" for qualifying single-family dwellings, and (3) allowing Limited Density Rural Dwelling Class K building and alternative sewage disposal standards and practices.

Responsible Agency: Planning and Building Services-Building Division.

Time Frame: Ongoing.

Implementation Measure 3.2.2: Assign processing priority to qualifying project applications for housing affordable to very low, lower and moderate income households.

Responsible Agency: Planning and Building Services.

Time Frame: Ongoing.

Policy 3.3: Minimize the impact of governmental fees and assessments on the cost and production of housing.

Implementation Measure 3.3.1: The County will waive building permit fees for the Mendocino County Housing Rehabilitation Loan Program on a case by case basis.

Responsible Agency: Planning and Building Services.

Time Frame: Ongoing.

Implementation Measure 3.3.2: Request that service district fee schedules authorize the district to consider waiving or modifying connection fees for affordable housing projects.

Responsible Agency: Planning and Building Services.

Time Frame: 1993 (Include request with Housing Element distribution to special districts).

Implementation Measure 3.3.3: Analyze the impact on housing affordability of any development impact fees that may be proposed by the County.

Responsible Agency: Planning and Building Services.

Time Frame: Ongoing.

Policy 3.4: Reduce constraints to the provision of affordable housing, housing for special need populations, and other housing opportunities which further the Housing Element goals. Allow reduced development standards for qualifying projects, when public health, safety and welfare will not be impacted.

Implementation Measure 3.4.1: Continue to allow the following uses under minimum permit requirements: (1) second dwellings, (2) family care units, (3) farm employee housing, (4) detached bedrooms, (5) home occupations, (6) cottage industries, and (7) continuation of legal nonconforming residential uses.

Responsible Agency: Planning and Building Services.

Time Frame: Ongoing.

Implementation Measure 3.4.2: Propose to amend the General Plan and zoning codes to reduce permitting requirements for multi-family projects: Propose that a maximum of 4 units per lot be allowed as a permitted use (subject to development criteria) in the RC, RV, SR and C-1 zoning districts

and land use classifications.

Responsible Agency: Planning and Building Services.

Time Frame: 1994-1995.

Implementation Measure 3.4.3: Implement the State density bonus law by proposing to: (1) amend the General Plan Land Use Element and zoning code to conform to State law, (2) amend the Coastal Element and zoning code to add density bonus provisions in conformance with State law, (3) amend the zoning codes to apply the density bonus to lots and mobilehome park spaces, when it is assured that affordable housing units will be provided, and (4) allow consideration of a density bonus exceeding 25% as an additional incentive.

Responsible Agency: Planning and Building Services.

Time Frame: 1994-1995.

Implementation Measure 3.4.4: Propose to amend the Coastal Element to allow affordable second units in certain areas where resources and service impacts will be mitigated, subject to controls to promote unit affordability and prevent conversions of the second or principal dwellings to vacation rentals. Additionally, propose to amend the Coastal Groundwater Development Guidelines to exempt second units from the hydrological study requirement based on specific criteria (such as size limitations).

Responsible Agency: Planning and Building Services, Environmental Health.

Time Frame: 1994-1995.

Implementation Measure 3.4.5: Reduce constraints to the development of mobilehome parks, subject to conformance with density and development standards, by proposing to: (1) amend the inland General Plan Land Use Element and zoning code to conform to State law by allowing consideration of mobilehome parks in the RR and RMR land use classifications, and as a conditional use in the R-1, R-2, R-R and U-R zones; (2) amend the Coastal Element, subject to consultation with Coastal Commission staff, to conform to State law by allowing mobilehome parks in the RMR, RR and RV classifications, add mobilehome parks to the RV zone, and consider adding to the C land use classification and zone, (3) consider amending the zoning codes to allow mobilehome parks with a limited number of mobilehome spaces in some zones as a permitted use or with a minor use permit, reduce the minimum site size below 5 acres provided that water and sewage disposal requirements are met, require that some spaces be reserved for single-wide mobilehomes, and allow increased density for affordable spaces/units.

Responsible Agency: Planning and Building Services.

Time Frame: 1994-1995.

Implementation Measure 3.4.6: Propose to amend the zoning and subdivision standards by adding a "general provision" allowing reduced or modified standards when necessary to increase the socioeconomic feasibility of qualifying housing projects when public health, safety and welfare are not impacted. The measure will specifically apply to setbacks, lot configuration, lot coverage, parking standards for certain projects, and may apply to other standards on a case by case basis.

Responsible Agency: Planning and Building Services.

Time Frame: 1994-1995.

Implementation Measure 3.4.7: Propose to amend the General Plan, Coastal Element and zoning and subdivision codes to allow innovative standards to facilitate the provision of affordable units, such as small lot sizes, reduced or zero-lot line setbacks, shared facilities, etc.

Responsible Agency: Planning and Building Services.

Time Frame: 1994-1995.

Implementation Measure 3.4.8: Evaluate proposals to address the temporary use of travel trailers for emergency/transitional housing.

Responsible Agency: Planning and Building Services, Environmental Health.

Time Frame: 1994-1995.

Implementation Measure 3.4.9: Review ordinances to ensure that they facilitate, in locations consistent with the Housing Element, the conversion of existing buildings to affordable housing, emergency shelters and transitional housing, in order to take advantage of opportunities afforded by changing needs and growth patterns. For example, consider allowing such uses in previously commercial areas or buildings.

Responsible Agency: Planning and Building Services.

Time Frame: 1994-1995.

Implementation Measure 3.4.10: Remove constraints to the provision of transitional housing and emergency shelters by: (1) clarifying how these uses are regulated by the zoning codes, (2) ensuring that the zoning codes provide for the expansion of small facilities, subject to appropriate permits which address health and safety, (3) in high density residential, commercial or public facility zones, considering allowing small emergency shelters (eg., for a

maximum of 20 persons) subject to an administrative permit, and (4) ensuring that the zoning codes allow innovative living situations such as homeless "way stations", shared rentals and so on.

Responsible Agency: Planning and Building Services.

Time Frame: 1994-1995.

Implementation Measure 3.4.11: Evaluate whether second units (in addition to principal units) should be counted as a basis for determining the number of units allowed for a density transfer or in clustering, provided that the additional density provides affordable or special need housing for at least 20 years. If this program is implemented, amendments to the General Plan, Coastal Element and zoning codes will be required.

Responsible Agency: Planning and Building Services.

Time Frame: 1994-1995.

Implementation Measure 3.4.12: Propose to amend the building code to allow "efficiency units" with a minimum of 150 square feet, as allowed by State law.

Responsible Agency: Planning and Building Services- Building Division.

Time Frame: 1993.

Implementation Measure 3.4.13: Continue consultation with farm organizations and appropriate agencies in conjunction with proposals to amend the zoning codes to address the provision of adequate and safe farm labor housing; e.g., tent camps, shared facilities, increased density.

Responsible Agency: Planning and Building Services, Community Development Commission of Mendocino County.

Time Frame: Ongoing.

Implementation Measure 3.4.14: Amend County zoning codes as required to conform to changes in State law (per Assembly Bill 3526) requiring that accommodations for 6 or fewer farm employees shall be deemed a single-family use, and that accommodations for 12 or fewer farm employees shall be deemed a permitted use on agricultural lands. Evaluate measures to streamline regulations and procedures to facilitate the provision of farmworker housing.

Responsible Agency: Planning and Building Services.

Time Frame: 1994-1995.

Implementation Measure 3.4.15: The applicability of amendments to the General Plan and zoning code(s) to the Mendocino Town Plan and Mendocino zoning code shall be reviewed. Where appropriate, amendments to the Mendocino Town Plan and zoning code shall be initiated.

Responsible Agency: Planning and Building Services.

Time Frame: Ongoing, as applicable.

GOAL 4: ENERGY CONSERVATION

Policy 4.1: Reduce housing costs through energy conserving design, siting and construction methods.

Implementation Measure 4.1.1: Reduce housing-related costs through the application of Policy 1.4h, regarding measures to conserve energy (e.g., solar orientation, public transit).

Responsible Agency: Planning and Building Services.

Time Frame: 1994.

Implementation Measure 4.1.2: Support the use of weatherization programs for new construction, rehabilitation and to leverage housing rehabilitation funds.

Responsible Agency: Community Development Commission of Mendocino County.

Time Frame: Ongoing.

Implementation Measure 4.1.3: Continue to enforce the State Residential Energy Conservation Standards which reduce heating and cooling costs.

Responsible Agency: Planning and Building Services- Building Division.

Time Frame: Ongoing.

GOAL 5: PROMOTE EQUAL OPPORTUNITY IN HOUSING

Policy 5.1: Expand housing choices and access to housing and support services.

Implementation Measure 5.1.1: Facilitate accessibility to the permit process through: (1) continued provision of physical access to the permit counter, and (2) removal of language barriers.

Responsible Agency: Planning and Building Services.

Time Frame: Ongoing.

Implementation Measure 5.1.2: Enact the implementation programs under Policy 1.1, which propose to build partnerships among agencies and educate the public regarding affordable and special need housing opportunities.

Responsible Agency: Planning and Building Services.

Time Frame: Ongoing.

Implementation Measure 5.1.3: Support programs such as rent-to-own, no down payment, or third party collateral in lieu of down payment programs.

Responsible Agency: Community Development Commission of Mendocino County.

Time Frame: Ongoing.

Implementation Measure 5.1.4: Enact the implementation programs under Policy 3.4 regarding reduction of governmental constraints to the provision of housing for special need populations.

Policy 5.2: Facilitate the resolution of housing discrimination complaints and promote available programs.

Implementation Measure 5.2.1: Continue to refer housing discrimination complaints to Redwood Legal Assistance and/or State Fair Employment and Housing Commission or its equivalent. Provide pamphlets, posters, or other informative material concerning housing discrimination at CDC office and other locations which provide housing and related services.

Responsible Agency: District Attorney, Social Services, Community Development Commission of Mendocino County.

Time Frame: Ongoing.

GOAL 6: PROVIDE A SUITABLE LIVING ENVIRONMENTAL FOR ALL RESIDENTS

Policy 6.1: Promote a sense of community.

Implementation Measure 6.1.1: Support integration, rather than isolation, of the various segments of society through mixed housing densities and types, and innovative living situations.

Implementation Measure 6.1.2: Encourage residential development which emphasizes human interaction. Design creating a sense of neighborhood, such as by emphasizing nonauto transit.

Implementation Measure 6.1.3: Support services and facilities compatible with residential uses, such as day care, parks and recreation amenities, and neighborhood-scale public and commercial uses.

Policy 6.2: Promote a quality living environment.

Implementation Measure 6.2.1: Minimize excess noise by applying the standards and noise mitigation concepts found in the Noise Element.

Implementation Measure 6.2.2: Minimize the negative impacts of traffic in and near residential areas, such as traffic hazards and noise, through project orientation and location, street design and noise mitigations.

Implementation Measure 6.2.3: Support quality residential development through design, architecture, scale, landscaping, safety, and maintenance of improvements, among others, provided that such measures are not exclusionary.

Implementation Measure 6.2.4: Support rehabilitation and code enforcement activities, while minimizing displacement of residents.

5. GLOSSARY

Affordable housing: Any housing unit or combination of units developed through action of a private, public or nonprofit party, or a combination thereof, which results in the production of housing unit(s) that are capable of being purchased or rented by household(s) with very low, lower or moderate income based on payment of not more than 30 percent of the gross monthly income, (or 25 percent based on specific program guidelines), including rent or mortgage, taxes and insurance when the unit's affordability is protected for an established amount of time.

Article 34 of the California Constitution: Requires that any low rent housing project developed, constructed or acquired in any manner by any state public agency (such as the Community Development Commission of Mendocino County) receive prior voter approval.

Categorical exclusion areas: Geographic areas in the coastal zone, as delineated on the Coastal Exclusion Maps, where a single family dwelling, water well and septic system are exempt from the requirement to obtain a coastal development permit, subject to specified criteria.

Coastal zone: Means that land and water area subject to the Coastal Act of 1976 and the Mendocino County Local Coastal Program.

Household income limits: Median household income adjusted for family size, used to determine very low, lower, moderate and above moderate (upper income) household levels. The State of California, Department of Housing and Community Development adjusts these levels periodically and provides this information to local communities.

Housing market areas: As used in this Element, housing market areas are variously defined as: (1) Coastal market areas as described in the Coastal Element; (2) housing markets as described in the Housing Needs Plan consisting of the cities, unincorporated portions of the Ukiah Valley, and the remainder of the unincorporated County; (3) community areas delineated for purposes of zoning and development potential data collection, approximating community boundaries on the basis of Assessor's Map Book boundaries.

Housing unit: A single unit with complete living facilities including permanent provisions for living, sleeping, eating, and sanitation, whether provided individually in the unit or as part of shared facilities. Includes a single-family unit, multi-family dwelling unit, condominium, apartment, mobilehome, manufactured home, or any other residential unit considered real property under State law.

Income Groups:

Very Low Income	Income not exceeding 50% of the median family income of the County.
Other Lower Income	Income between 50% and 80% of the median family income of the County.
Moderate Income	Income between 80% and 120% of the median family income of the County.
Above Moderate Income	Income above 120% of the median family income of the County.

LAFCo: Five member Local Agency Formation Commission of Mendocino County, charged with the responsibility for reviewing and approving special district and city boundary changes pursuant to Government Code Section 56000 et seq.

Qualifying project: Any housing unit or combination of units developed through action of a private, public or nonprofit party, or a combination thereof, which results in the production or maintenance of five or more housing unit(s) which satisfy the need of special need persons (including affordability to moderate, lower or very low income groups) or household as described in this Housing Element when the unit's special qualifications are protected for an established amount of time; any unit specified under "Affordable housing." Qualifying project as it applies to "large families" is limited to the production or maintenance of 5 or more rental units with 4 or more bedrooms to be occupied by families with 5 or more persons.

(D) Efficiency multifamily residential: one (1) unit per one thousand (1,000) square feet.

IMPLEMENTATION MEASURE 1.5.2: Evaluate a housing enterprise programs combining district which would promote expanded housing opportunities, such as through increased density, reduced permit requirements, etc. Candidate locations may include lands with the characteristics described under Implementation Measure 1.5.1.

Discussion: The "HP" Combining District is proposed in conformance with this measure. Housing Element Implementation Measures 3.4.2, 3.4.3 and 3.4.5 are incorporated into the "HP" district. There may be other incentives that could be provided in this district.

Ordinance Amendment

Add Chapter 20.118 to read:

CHAPTER 20.118

"HP" HOUSING ENTERPRISE PROGRAMS COMBINING DISTRICT

Sec. 20.118.005 Intent.

The purpose of this combining district is to facilitate, in appropriate locations, expanded housing opportunities for persons or households with income limitations or special needs. This district should be applied to lands appropriate for medium to high densities (i.e., water and sewer systems and adequate circulation) in locations which represent infill or compact development patterns (areas logical for annexation to or service delivery by a city, or within or adjacent to unincorporated communities). The availability of services required by special need households, such as proximity to public transportation and employment, is desirable.

Sec. 20.118.010 General Provisions.

(A) Applicability. This Chapter shall apply to all lands with which it combines in the R-2, R-3, R-4, R-5, S-R, R-C, and C-1 districts.

(B) In no case shall implementation of the incentives in this Chapter result in any development which exceeds the environmental or service capabilities of the subject parcel.

(C) In no case shall additional density be granted as an incentive or exception, except as provided by Section 20.152.030.

Sec. 20.118.015 Uses Subject to an Administrative Permit.

In addition to the use types specified as uses subject to an administrative permit by the zoning district with which the "HP" Combining District is combined, the following use types shall also be permitted upon issuance of an administrative permit:

- (A) Residential use types (see Chapter 20.016):
 - Family residential-- two-family;
 - Family residential-- multifamily.

Sec. 20.118.025 Administrative Permit Development Criteria.

- (A) Maximum dwelling density applicable to the zoning district shall not be exceeded.
- (B) Maximum of four (4) dwelling units with a combined total of eight (8) bedrooms, provided that not more than three (3) bedrooms shall be permitted in any dwelling unit.
- (C) No additional primary, accessory or temporary residential use may be located or developed on the parcel, including but not limited to a single-family dwelling, second unit, family care unit, farm employee housing, or farm labor housing. Nothing in this section shall prohibit the conversion of a legally existing or approved residential unit to a two-family or multifamily unit in accordance with this Section.
- (D) The floor area of each unit shall not exceed nine hundred (900) square feet for a one (1) bedroom, one thousand, one hundred (1,100) square feet for a two (2) bedroom, or one thousand, three hundred (1,300) square feet for a three (3) bedroom unit.
- (E) The development of three (3) or four (4) dwelling units may require parcel frontage along two (2) lot lines, with access and orientation utilizing both frontages, as required to minimize impacts on the neighborhood.
- (F) The development shall conform to all applicable zoning, health, building and public works requirements.
- (G) The development shall conform to all other agency permit requirements, including but not limited to utilities, fire safety and access.
- (H) A site plan, including proposed improvements, landscaping and parking shall be submitted and reviewed for compatibility with the character of surrounding residential uses. Where parking for three (3) or four (4) units is combined in one location on the subject parcel, the parking area may be required to be screened from adjacent residential property.
- (I) No dwelling unit shall be used for a vacation home rental or transient occupancy.
- (J) A deed restriction or similar mechanism may be required noticing the restrictions set forth in this Section. Such restriction, binding on all present and future owners, shall be in a form approved by the County for recording in the office of the County Recorder.
- (K) When the proposed development does not comply with the standards in this Section, the use may be permitted subject to the issuance of a minor use permit.

Sec. 20.118.030 General Development Criteria.

- (A) Density Bonus. In any district with which the "HP" district is combined, a density bonus of twenty-five (25)

percent, plus a supplemental density bonus not to exceed twenty-five (25) percent as an additional incentive, may be granted pursuant to Section 20.152.030.

(B) Exception to Standards. The approving body for an affordable housing project, affordable mobile home park project or special need housing project may grant as part of the formal development process a modification or reduction of the requirements of this Division pertaining to lot coverage, setbacks, height, parking, design, standard, configuration, or improvement, as follows:

(1) The dwelling units for which the exception is granted shall be affordable to lower or very low income households.

(2) The application shall comply with Section 20.152.033.

(3) This Subsection shall be inoperative for any project which utilizes the density bonus provisions.

(C) Processing. Applications for any development permit or building permit for an affordable housing project, affordable mobile home park project or special need housing project shall be granted processing priority.

(D) Fees. Upon approval of the Board of Supervisors or as otherwise provided, an application for an affordable housing project, affordable mobile home park project or special need housing project may be granted a deferment, reduction or waiver of County processing or building permit fees to the minimum extent necessary to establish affordability.

IMPLEMENTATION MEASURE 1.6.1: Propose to amend the General Plan and zoning codes to assure underdevelopment does not occur in multiple-family zoning districts, by requiring higher densities and severely restricting or prohibiting development of single-family units. Propose to amend the R-3 zone to require development of multiple-family units (3 or more units), unless physical conditions on existing lots zoned R-3 preclude development at these densities. Other concepts include developing a series of land use classifications and zoning districts which require multifamily units at density ranges such as 8 to 15 units per acre, 12 to 24, or more than 20 units per acre. Multifamily development for lower or very low income households should be allowed as a permitted use (potentially subject to development standards) and density should be required at the midpoint of the range or higher, unless special conditions exist such as environmental constraints, or other measures are employed to increase affordability.

Discussion: The R-4 and R-5 multifamily districts are proposed requiring minimum dwelling densities and allowing priority processing for affordable projects. The R-3 district is similarly proposed for amendment, including diallowance for single-family units on existing R-3 lots, unless multifamily units are infeasible.

Ordinance Amendment

Amend Chapter 20.080 (R-3 Medium Density Multiple-Family Residential District) as follows:

Amend Section 20.080:

Sec. 20.080.005 Intent.

This district is intended to create and enhance areas for medium to high density residential development, particularly multifamily units. Development is required within specified density ranges, unless specific findings are made, to ensure that multiple-family districts are not underutilized for low density uses and to thereby facilitate the provision of affordable housing. Supporting facilities, services and compatible institutional and commercial uses may be allowed.

Amend Section 20.080.010(A) Permitted Uses (NOTE: Deletes single-family, adds dwelling groups):

(A) Residential Use Types (See Chapter 20.016).
Family residential-- two-family;
Family residential-- multifamily;
Family residential-- efficiency multifamily.

Amend Section 20.080.015(A) Uses Subject to a Minor Use Permit (NOTE: Add single-family):

(A) Residential Use Types
Family residential-- single-family.

Amend Section 20.080.020(A) Uses Subject to a Major Use Permit (NOTE: Change mobile home residential to mobile home park):

(A) Residential Use Types.
Mobile home park.

Amend Section 20.080.030 (NOTE: Add Subsection (C)):

20.080.030 Maximum Dwelling Density.

(A) Single-family; Mobile Home Residential: one (1) unit per four thousand (4,000) square feet.

(B) Two-family; Multifamily: one unit per one thousand, five hundred (1,500) square feet,

(C) Efficiency Multifamily: one unit per one thousand (1,000) square feet.

Add Section 20.080.033:

20.080.033 Minimum Dwelling Density.

(A) Single-family: As provided in Section 20.080.050.

(B) Multifamily, Two-Family, Mobile Home Residential: eight (8) units per acre. Areas reserved for parks, common facilities and nonresidential uses may be excluded when determining density.

Amend Section 20.080.035:

20.080.035 Minimum Front Yard.
Twenty (20) feet.

Amend Section 20.080.040:

20.080.040 Minimum Side and Rear Yards.
Six (6) feet each.

Add Section 20.080.050:

Sec. 20.080.050 Special Development Criteria.

(A) Family residential-- single-family: Prior to granting a minor use permit, the approving body shall find, based on substantial evidence in the record, that the subject parcel was legally existing on July 1, 1994, and the development of dwelling units at a higher density is not feasible due to physical, service or environmental constraints which cannot be reasonably mitigated.

(B) Variance from minimum dwelling density: Prior to granting a variance from the required minimum dwelling density, the approving body shall find, based on substantial evidence in the record, that the development of dwelling units at a higher density is not feasible due to physical, service or environmental constraints which cannot be reasonably mitigated.

Add Chapter 20.082

CHAPTER 20.082

R-4 HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL DISTRICT

Sec. 20.082.005 Intent.

This district is intended to create and enhance areas for medium to high density residential development, particularly multiple-family units. Development is required within specified density ranges, unless specific findings are made, to ensure that multiple-family districts are not underutilized for low density uses and to thereby facilitate the provision of affordable housing. Supporting facilities and services and compatible institutional and commercial uses may be allowed.

Sec. 20.082.010 Permitted Uses.

The following use types are permitted in the R-4 District:

(A) Residential Use Types (See Chapter 20.016).
Family residential-- two-family;
Family residential-- multifamily;
Family residential-- efficiency multifamily;
(B) Civic Use Types (See Chapter 20.020).
Administrative services, government;
Clinic services;
Community recreation;
Cultural exhibits and library services;
Day care facilities/small schools;
Essential services;
Fire and police protection services;
Group care;
Lodge, fraternal and civic assembly;
Minor impact utilities;
Religious assembly.
(C) Commercial Use Types (See Chapter 20.024).
Administrative and business offices;
Medical services;
Personal services.
(D) Agricultural Use Types (See Chapter 20.032).
Animal raising-- personal.

Sec. 20.082.015 Uses Subject to a Minor Use Permit.

The following uses are permitted in the R-4 District upon issuance of a Minor Use Permit:

(A) Residential Use Types (See Chapter 20.016).
Mobile home park.
(B) Civic Use Types (See Chapter 20.020).
Educational facilities.

Sec. 20.082.020 Uses Subject to a Major Use Permit.

The following uses are permitted in the R-4 District upon issuance of a Major Use Permit:

(A) Civic Use Types (See Chapter 20.020).
Major impact facilities;
Major impact services and utilities.
(B) Commercial Use Types (See Chapter 20.024).
Commercial recreation-- indoor entertainment;
Commercial recreation-- indoor sports and recreation;
Transient habitation-- lodging (limited).

Sec. 20.082.025 Minimum Lot Area.

Six thousand (6,000) square feet. Four thousand (4,000) square feet for mobile home parks.

Sec. 20.082.030 Maximum Dwelling Density.

(A) Mobile Home Park: one (1) unit per four thousand (4,000) square feet.
(B) Two-family; Multifamily: one unit per one thousand, five hundred (1,500) square feet,
(C) Efficiency Multifamily: one unit per one thousand (1,000) square feet.

Sec. 20.082.035 Minimum Dwelling Density.

Areas specifically reserved for parks, common facilities and nonresidential uses may be excluded when determining density.

(A) Multifamily, Two-Family: average sixteen (16) units per acre.

(B) Mobile Home Park: average eight (8) units per acre.

Sec. 20.082.040 Minimum Front Yard.

Twenty (20) feet.

Sec. 20.082.045 Minimum Side and Rear Yards.

Six (6) feet each, or zero (0) feet along not more than two lot lines adjacent to parcels in the same development.

Sec. 20.082.050 Building Height Limit.

Thirty five (35) feet.

Sec. 20.082.055 Special Development Criteria.

(A) Prior to granting any variance from the required minimum dwelling density, the approving body shall find, based on substantial evidence in the record, that the development of dwelling units at a higher density is not feasible due to physical, service or environmental constraints which cannot be reasonably mitigated.

Add Chapter 20.083

CHAPTER 20.083

R-5 VERY HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL DISTRICT

Sec. 20.083.005 Intent.

This district is intended to create and enhance areas for high to very high density residential development, particularly multiple-family units. Development is required within specified density ranges, unless specific findings are made, to ensure that multiple-family districts are not underutilized and to thereby facilitate the provision of affordable housing. Supporting facilities and services and compatible institutional and commercial uses may be allowed.

Sec. 20.083.010 Permitted Uses.

The following use types are permitted in the R-5 District:

(A) Residential Use Types (See Chapter 20.016).
Family residential-two-family, multifamily.

(B) Civic Use Types (See Chapter 20.020).

Administrative services, government;

Clinic services;

Community recreation;

Cultural exhibits and library services;

Day care facilities/small schools;
Essential services;
Fire and police protection services;
Group care;
Lodge, fraternal and civic assembly;
Minor impact utilities;
Religious assembly.

(C) Commercial Use Types (See Chapter 20.024).

Administrative and business offices;
Medical services;
Personal services.

(D) Agricultural Use Types (See Chapter 20.032).
Animal raising-- personal.

Sec. 20.083.015 Uses Subject to a Minor Use Permit.

The following uses are permitted in the R-5 District upon issuance of a Minor Use Permit:

(A) Residential Use Types (See Chapter 20.016).
Mobile home park.

(B) Civic Use Types (See Chapter 20.020).
Educational facilities.

Sec. 20.083.020 Uses Subject to a Major Use Permit.

The following uses are permitted in the R-5 District upon issuance of a Major Use Permit:

(A) Civic Use Types (See Chapter 20.020).
Major impact facilities;
Major impact services and utilities.

(B) Commercial Use Types (See Chapter 20.024).
Commercial recreation-- indoor entertainment;
Commercial recreation-- indoor sports and recreation;
Transient habitation-- lodging (limited).

Sec. 20.083.025 Minimum Lot Area.

Four thousand (4,000) square feet.

Sec. 20.083.030 Maximum Dwelling Density.

(A) Mobile Home Park: one (1) unit per four thousand (4,000) square feet.

(B) Two-family; Multifamily: one unit per one thousand, five hundred (1,500) square feet.

(C) Efficiency Multifamily: one unit per one thousand (1,000) square feet.

Sec. 20.083.035 Minimum Dwelling Density.

Areas specifically reserved for parks, common facilities and nonresidential uses may be excluded when determining density.

(A) Multifamily, Two-Family: average twenty (20) units per acre.

(B) Mobile Home Park: average eight (8) units per acre.

Sec. 20.083.040 Minimum Front Yard.

Twenty (20) feet.

Sec. 20.083.045 Minimum Side and Rear Yards.

Six (6) feet each, or zero (0) feet along not more than two lot lines adjacent to parcels in the same development.

Sec. 20.083.050 Building Height Limit.

Fifty (50) feet.

Sec. 20.082.055 Special Development Criteria.

(A) Prior to granting any variance from the required minimum dwelling density, the approving body shall find, based on substantial evidence in the record, that the development of dwelling units at a higher density is not feasible due to physical, service or environmental constraints which cannot be reasonably mitigated.

IMPLEMENTATION MEASURE 3.4.11: Evaluate whether second units (in addition to principal units) should be counted as a basis for determining the number of units allowed for a density transfer or in clustering, provided that the additional density provides affordable or special need housing for at least 20 years.

Discussion: When density is clustered or transferred, this measure would allow the same development density as that permitted if the property were subdivided. The purpose is to provide limited amounts of affordable housing in rural areas. As proposed, the provision would be limited in its application because it applies only to affordable housing projects (as defined here, five or more units affordable to lower or very low income households). The statement under Clustering which reads "Notwithstanding any other provision herein..." is added to clarify that second unit "credit" may be given only for affordable projects (Section 20.164.015 otherwise states that no second units are allowed when units are clustered).

Ordinance Amendment

Amend Section 20.116.010(E)(6) Regulations for "C" Cluster Combining District:

(6) The permitted density shall not exceed the maximum allowable density under the General Plan land use classification, except as follows. Notwithstanding any other provision herein, when all the clustered units qualify as an affordable housing project or special need housing project, affordable to very low or lower income households, the number of clustered units may equal the total number of principal dwelling units and accessory second units permitted if the property were subdivided to the maximum density under the General Plan land use classification. Affordability shall be secured for a minimum of twenty (20) years through a deed restriction, contract rezone, or

similar mechanism binding on all present and future owners, in a form approved by the County for recording in the office of the County Recorder. No additional density bonus shall be granted.

Amend Section 20.152.035:

Sec. 20.152.035 Density Transfer.

(A) Density transfers shall be allowed only between the following zoning districts:

From	To:
Agriculture	Rangeland, Forestland (not in TPZ), Remote Residential
Rangeland	Forestland (not in TPZ), Remote Residential
Forestland	Rangeland, Remote Residential

(B) The uses allowed on the parcel receiving the density transfer are limited to the use types authorized for the district assigned to the receiving parcel, provided that the development conforms to this division.

(C) Density may be transferred either within the same land use designation on contiguous parcels under the same ownership, or between two (or more) land use designations on contiguous parcels under the same ownership.

(D) Once the density rights are used, all future development or subdivision associated with the density transferred shall be extinguished. A deed restriction or contract rezone extinguishing the transferred development potential on the donor parcel, or portion thereof, shall be recorded on the title to the donor parcel as a condition of the issuance of a use permit to transfer any development rights.

(E) The density which may be transferred shall not exceed the maximum allowable density under the General Plan land use classification, except as follows. When all the density to be transferred results in the production of an affordable housing project for very low or lower income households, the density to be transferred may include the total number of principal dwelling units and associated second units permitted if the property were subdivided to the maximum density under the General Plan land use classification. For the purposes of this Section, the number of second units shall not be counted when determining conformance with density and no additional density bonus shall be granted. Affordability shall be secured for a minimum of twenty (20) years through a deed restriction, contract rezone, or similar mechanism binding on all present and future owners, in a form approved by the County for recording in the office of the County Recorder.

